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Historic Districts Commission Minutes 08/25/2005

ARLINGTON HISTORIC DISTRICT COMMISSIONS

Final Minutes - Meeting of August 25, 2005

Whittemore-Robbins House

Commissioners Present: S. Makowka, A. Alberg, B. Cohen, D. Santos, M. Logan
 Commissioners Not Present: M. Hope Berkowitz, M. Penzenik, J. Worden, L. Kuhn, Y. Logan, M. Potter,
 Guests Present: G. Allen, A. Frisch, L. Warnock, J. Nyberg, N. Pesiridis, R. Pesiridis

1. Meeting Opens 8:05pm
2. Motion to table minutes of 6/23/05 by S. Makowka, seconded by A. Alberg, voted unanimously. Review of minutes of 7/25/05. Moved approval by A. Alberg, seconded by D. Santos, voted approval unanimously.
3. Appointment of alternates S. Makowka and B. Cohen to Mt. Gilboa/Crescent Hill Historic District
4. Communications
 - a. E-mail from L. Warnock (157 Lowell Street)
 - b. E-mail from N. Pesiridis
 - c. E-mail from Sharon Stafford (203 Lowell Street)
 - d. E-mail from Cindy Starks (return of Survey)
 - e. E-mail from Deborah Shapiro (Plaque) referred to AHC
 - f. E-mail from Kate Ford (return of Survey)
 - g. Returned Surveys from Property Owners
 - h. Application S. Makowka received from J. Briggs (20 Russell St., Unit 1) for maintenance
 - i. S. Makowka received a call from a local realtor regarding 3 properties coming under their listing on Maple Street. B. Cohen remarked that one of the properties is especially nice and of historic value to the town. S. Makowka gave information to realtor that it is about to be approved as part of the expansion of the Pleasant Street Historic District, but the State has yet to finalize the expansion..
 - j. M. Logan received a call from 16 Avon Place asking to put up gas fireplace and wondering whether they need a certificate for the vent. M. Logan said he surveyed the property and the vent was not that visible because of its location on side driveway behind some bushes. He will double-check the actual location and be sure it-s not too large in the driveway.

k. M. Logan received e-mail from someone interested in serving as a Commissioner and he will forward that on to the secretary for follow-up.

3. Old Business

a. Town Day - volunteers needed for Town Day Booth with AHC. B. Cohen will take 10-12; M. Penzenik will take 12-2; S. Makowka and A. Frisch will take 2-4:00pm for breakdown.

b. Realtor and Property Owner Mailings - Realtor faxes will be coming out in the next few days. Property owner mailing was completed in July

4. New Business

a. Formal Hearing re: 195 Pleasant Street (Hamel & Avrahami) 8:20pm for repair and replacement of windows. Applicant presented proposal explaining that muntin pattern in replacement window will mimic what is already there (6 on top, 1 on bottom). The house is elevated high above Pleasant Street and the proposed windows would be a wood exterior system (no cladding or vinyl per Commission guidelines). B. Cohen moved that the Pleasant Street Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith for replacement of front living room, dining room and closet windows (14 in total) with a new wood window made by the JB Sash and Door Company, the model is the JB Wood Tilt with applied exterior and interior grids (accessory option BA, muntin pattern to match existing conditions), will be in harmony and not incongruous with the historical and architectural values of the district. Seconded by M. Logan and voted unanimously.

b. Informal Hearing re: 157 Lowell Street (Warnock) 8:40pm

L. Warnock informed the Commission that a book in the town library has the descriptions mixed up for 147 and 157 Lowell Street. S. Makowka said that book is from the Historical Commission and we don't do the research or printing but would note the error for future reference. L. Warnock and Jonathan Nyberg are proposing to build a house on this lot and Will, their designer, was present to help them with changes. L. Warnock summarized her understanding that the concerns raised in previous informal hearings were that the proposed house was too broad shouldered, footprint looked too big and the driveway was too wide, thus taking away from the existing steps and stone wall. Will plans on producing a total model soon as well as the new drawings presented. There will still be a required cut in the wall for the driveway opening, but they are trying to minimize cut. They are trying to incorporate some of the aspects of 147 and 157 Lowell, like the window on top and the porch on the front of both houses. S. Makowka noted extensive ornamentation on new house, but no problem seen. He reminded them to look at guidelines for regulations on the house. B. Cohen asked if both houses will be about the same height - yes was the answer. She remarked that she would like to see the topo model showing at least 5 houses to see the height differences herself. She said they need to demonstrate that adding this house as an in-fill is sort of a natural thing to do. You will need to prove it to the Commissioners if you want them to support this new construction. They want the topo model to show at least 5 houses, spacing and accurate height of houses is most important also should show how the new house relates to the streetscape. B. Cohen didn't like the oval window - she would prefer a square window, even stained glass would be appropriate, but not the oval in her opinion. S. Makowka said they will need detailed specifications for windows and other materials. The window on the gabled end looks wider, shouldn't be that way. Specs needed for trim around windows, clapboard, etc. Architect explained that chimney will be masonry chimney, large dentils would carry around the side, and columns would be square. B. Cohen said to be careful blending Greek Revival and Victorian architecture. M. Logan suggested looking on Mass. Ave. Across from St. Brigits in Lexington; some also are by Wilson-s Farm. S. Makowka reminded them about parking regulations regarding front yard restrictions but stated that this was under the building department regulations, not our jurisdiction. Applicant said they are working on changing the side of the lot. S. Makowka

also reminded them again that this is an informal hearing, the Commissioners are encouraged with the direction, but to remember that there is no approval of anything, they bear the burden to justify to the Commission at a formal hearing why this is an appropriate structure to put here in a historic district.

c. Formal hearing re: 21 Russell Street (Pesiridis) 9:00 PM for repair and replacement of windows.

This is a 1927 in-fill house, not original to street and, in his opinion, not a significant contributory structure to the district according to S. Makowka. The house has asphalt shingle siding and has undergone a fair amount of modifications including rebuilt porches and replaced lattice work. The applicant stated that he wants to replace the badly deteriorated existing wooden sash windows with replacement vinyl windows with same muntin pattern. Frames will remain wood, but windows themselves are vinyl that they have already purchased. Applicant describes significant heat loss issues during the winter as well as unsafe conditions of existing windows. Applicant stated that he had made inquiries about wood replacement windows based on information received from the Commission, but that the costs were very high compared to proposed vinyl windows and were not affordable given the financial circumstances of the owner. S. Makowka suggested a hardship application might be in order. M. Logan said he feels a certificate of hardship would have to be issued in order to allow the vinyl windows in a district. He understands the problems with the applicant keeping the house heated during the winter months and the need to replace the windows prior to the cold setting in for the season. S. Makowka stated that financial documentation would be needed to prove actual hardship. Also, Ms. Greeley was asked to forward information on Arlington-s town-s home rehab programs and give them assistance on obtaining information for the owner. B. Cohen moved that we accept the request for a Certificate of Hardship, subject to receipt of certain required documentation, based on the finding that a hardship unique to this property exists and the granting of such a certificate shall not act as a substantial detriment to the Historic District or be at substantial variance from the intent and purposes of Chapter 40C. The required documentation shall include: at least 2 years of owners financial record, including income tax returns, and documentation of efforts to find alternative wood windows as well as the costs of such alternatives. Seconded by M. Logan. Voted unanimously.

d. Owner of 40 Russell Street (Gleisser F. Allen) was present. G.Allen indicated that she finished Commission approved restoration of front porch and railing several years ago including restoration of woodwork on the house and hand milling of post finials. She indicated that she wanted to get one of the blue Historic Property plaques for her house. S. Makowka explained that the Historical Commission, not the District Commission, issued those plaques but that we would provide her with the appropriate contact information for Richard Duffy, co-chair of the AHC.

5. Review of Projects.

1. 80 Westminster Avenue (Reitzel 00-09M) - Berkowitz
2. 267 Broadway (Kapsalis) - 1/2001 - Penzenik
3. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) - Makowka
4. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 - Makowka-COA
5. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 - Cohen-COA
6. 7 Jason Street (Smith Museum 02-10J) - Worden-COA
7. 161 Westminster Ave. (Batitte 03-3M) 3/04 - Cohen-COA
8. 19-21 Avon Place (Logan 03-4A) 3/04- Penzenik-COA
9. 239 Pleasant Street (work w/o permit) (REMOVE)
10. 105 Pleasant Street (work w/o permit) - Penzenik
11. 139-141 Westminster (Entov 03-18M) - Berkowitz-COA

12. 14 Jason Street (window change w/o permit) - Makowka
13. 144 Pleasant Street (Cole, 04-1P) - Potter-COA
14. 25 Elder Terrace (Cantlon, 04-3G) - Cohen-COA
15. 22 Montague (Sparks, 04-8 G) - Cohen-COA
16. 79 Crescent Hill (Moore, 04-5G) - Cohen-CONA
17. 72 Westminster Ave. (Colman, 04-6G) - Y. Logan-COA
18. 75 Westminster Ave. (Dressler, 04-7G) - Makowka (changed from Kuhn)-COA
19. 82 Westminster Ave. (Ivers, 04-9G) - Penzenik-CONA
20. 74 Pleasant Street (St John-s Episcopal Church, 04-10P) - Makowka-CONA
21. 210 Pleasant Street (Hart, 04-14P) - Penzenik-COA
22. 56 Jason Street (Tanner, 04-15J) - Kuhn-COA
23. 156 Pleasant Street (Seitz, 04-16P) - Cohen-COA
24. 82 Westminster (Ivers, 04-12M) - Penzenik -COA
25. 15 Russell Street (Lagow, 04-17R) - Penzenik (changed from Kuhn)-COA
26. 88 Westminster (Leverone, 04-18M) - Makowka-CONA
27. 239 Pleasant (Galal, 04-19P) - Kuhn-COA
28. 159 Pleasant (Krepelka, 04-20P) - Cohen-COA
29. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-CONA
30. 50 Pleasant Street (Town of Arlington, 04-22P) - Penzenik-COA
31. 19 Westmoreland Ave. (Munro, 04-23M) - Potter-CONA
32. 19 Westmoreland Ave. (Munro, 04-24M) - Potter-COA
33. 10 Montague Street (Jirak, 04-25M) - Makowka-CONA
34. 82 Westminster (Ivers, 04-26M) - Penzenik-CONA
35. 135 Pleasant (Plumley, 04-27P) - Makowka-CONA
36. 184 Pleasant (Faigel, 04-28P) - Makowka-CONA
37. 82 Westminster (Ivers, 04-29M) - Penzenik-CONA
38. 203 Lowell (Salocks & Stafford, 04-30M) - Makowka-CONA
39. 37-39 Jason (Lees, 04-31J) - Makowka-CONA
40. 170 Pleasant (Gillis & Kelly, 04-32P) - Makowka-CONA
41. 152 Pleasant (Wells, 04-33P) - Makowka-CONA
42. 194 Pleasant (Beardsley, 04-34P) - Penzenik-COA
43. 27 Jason (Worden, 04-35J) - Makowka-COA
44. One Monadnock (Starks & Hopeman, 04-36P) - Makowka-CONA
45. 37-39 Jason (Lees, 04-37J) - Makowka-CONA
46. 152 Pleasant (Wells, 04-38P) - Alberg-COA (DONE - REMOVING)
47. 29 Russell (Stocker, 04-39R) - Makowka-CONA
48. 199 Pleasant Street (McCoubrey, 05-01P) - Alberg - COA (DONE - REMOVE)
49. 22 Montague Street (Sparks, 05-02M) - Cohen - COA
50. 4 Westmoreland Ave. (Callaghan, 05-03M) - Makowka - COA
51. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) - Makowka - CONA
52. 239 Pleasant Street (Ibrahim, 05-05P) - Penzenik - COA
53. 75 Westminster Ave. (Dressler, 05-06M) - Makowka - COA
54. 175 Lowell Street (Erickson for Hill, 05-07M) - Cohen - COA

55. 15 Montague Street (Barkans, 05-08M) - Cohen - CONA
 56. 21 Avon Place (Logan, 05-09A) - Makowka - CONA
 57. 40-42 Pleasant Street (Barbosa for Scire, 05-10P) - Makowka - CONA
 58. 74 Mystic Street (Carney, 05-11R) - Worden - CONA (DONE - REMOVE)
 59. 19 Avon Place (Logan, 05-11A) - Kuhn - COA
 60. 109 Crescent Hill Ave. (Sienkiewicz, - 05-12M) - Worden - CONA
 61. 145 Pleasant Street (Colt, - 05-13P) - Santos - COA
 62. 24 Avon Place (DiMeo for Sayigh, - 05-14A) - Logan - CONA (DONE - REMOVE)
 63. 203 Lowell Street (Salocks & Stafford - 05-15M) - Makowka - CONA
- A. Alberg moved to adjourn, seconded by S. Makowka, unanimous.

Meeting adjourns 9:30pm

Respectfully submitted,
Carol Greeley, Executive Secretary
Arlington Historic District Commissions